

Issue Date: 12/2014

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESTRICTED SALE INFORMATION

Address: 1460 Route 179  
Block/Lot: 8/20 & 36  
Township: West Amwell Twp. County: Hunterdon  
State: New Jersey

Grantor: Township of West Amwell

Grantee: Leon Walters IV

Deed Date: 7/8/14 Book: 2334 Page: 903  
Sale Price: \$ 407,900 Per Acre: \$3,139 /Acre

Total Acres: 129.929 Acres

Site Improvements:

Residential Opportunity: 2 acre non-severable exception around existing dwelling

Building Improvements: existing dwelling is in poor condition

Restrictions: Farmland Preservation Easement

Expected Future Use: Agricultural

Remarks: 65% tillable. Soils are 77% of Statewide Importance, 3% prime and 20% other. There is a 1.73 acre non-severable exception for public access. The driveway is in poor condition, Land was former nursery stock and fields were in need of old tree removal. Estimates were obtained in the amounts of \$139,370 to \$148,500 to rehabilitate the fields. Sold at municipal auction.

Verification: Paul Burns - SADC

INFORMATION BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED.

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